143.0	0010	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,400 /	780,400
					USE VALUE:	780,400 /	780,400
					ASSESSED:	780,400 /	780,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MURRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL ANDREA L	
Owner 2:	FEINSTEIN ALLEN G	
Owner 3:		
Street 1:	28 PURITAN RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL ANDREA L -
Owner 2:	FEINSTEIN ALLEN G -
Street 1:	28 PURITAN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476-7709

NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1908 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5547.000	311,300		469,100	780,400
Total Card	0.127	311,300		469,100	780,400
Total Parcel	0.127	311,300		469,100	780,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.01 | /Parcel: 409.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	93482
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!11177!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,300	0	5,547.	469,100	780,400		Year end	12/23/2021
2021	101	FV	301,900	0	5,547.	469,100	771,000		Year End Roll	12/10/2020
2020	101	FV	302,000	0	5,547.	469,100	771,100	771,100	Year End Roll	12/18/2019
2019	101	FV	236,900	0	5,547.	439,800	676,700	676,700	Year End Roll	1/3/2019
2018	101	FV	245,500	0	5,547.	363,600	609,100	609,100	Year End Roll	12/20/2017
2017	101	FV	245,500	0	5,547.	334,300	579,800	579,800	Year End Roll	1/3/2017
2016	101	FV	245,500	0	5,547.	304,900	550,400	550,400	Year End	1/4/2016
2015	101	FV	232,400	0	5,547.	299,100	531,500	531,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11177

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECCLES KATHLEEN	30060-42		4/16/1999		305,000	No	No		
	17131-397		6/1/1986		186,000	No	No		Y

PRINT

Date	Time
12/30/21	12:03:09

LAST REV

Date	Time
05/28/19	15:09:46
danam	

USER DEFINED

Prior Id # 1:	93482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2019	115	Redo Bat	29,800	C				
6/21/2006	503	Siding	63,000	C				23 windows
5/16/2003	366	Redo Bas	35,000	C		G6	GR FY06	FIN BMT, ADD FBTH

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
11/11/2008	Meas/Inspect	336	PATRIOT
9/11/2008	Fieldrev-Chg	BR	B Rossignol
3/15/2007	External Ins	BR	B Rossignol
8/17/2005	Permit Visit	BR	B Rossignol
12/15/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5547		Sq. Ft.	Site		0	80.	1.06	9									469,130						469,100	

Total AC/HA:	0.12734	Total SF/SM:	5547	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	469,130	Spl Credit		Total:	469,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	80800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382417
Depreciation:	71129
Depreciated Total:	311287

COMMENTS

OF=SINK IN BMT, AKA 28 PURITAN RD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

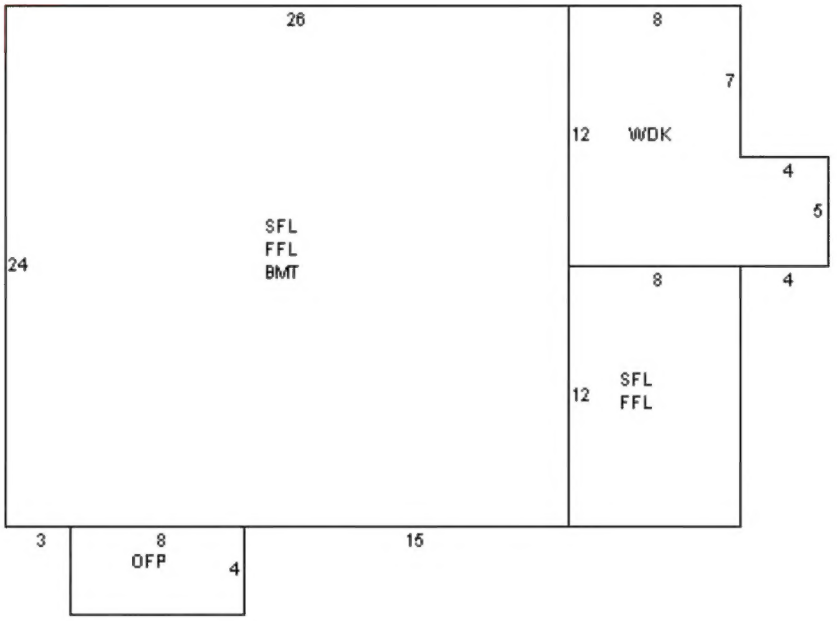
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	140.73
Final Total:	311300	Val/Su SzAd	216.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	720	173.730	125,084
SFL	Second Floor	720	173.730	125,084
BMT	Basement	624	77.530	48,376
WDK	Deck	116	14.470	1,679
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	2,212			Total:	301,617
Size Ad	1440	Gross Area	2212	FinArea	1908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

143.0-0010-0001.0

IMAGE

AssessPro Patriot Properties, Inc